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22 Jubilee Close, Cam,  
GL11 5JQ

Asking Price  
**£490,000**



THIS ATTRACTIVE AND SUBSTANTIAL DETACHED FAMILY HOME DOES NOT DISAPPOINT. COMPRISING; THREE RECEPTION ROOMS, FOUR BEDROOMS, AND TWO BATHROOMS, THIS PROPERTY OFFERS AMPLE SPACE FOR A GROWING FAMILY. BUILT IN THE 1990'S AND HAVING BEEN UPGRADED AND EXTENDED TO MEET MODERN STANDARDS WHILE RETAINING ITS CLASSIC CHARM. OFFERING A BESPOKE OPEN PLAN KITCHEN AND FAMILY DINING AREA WITH HIGH-END FINISHES AND SOCIAL ISLAND. ALSO, FEATURING A SEPARATE LOUNGE, AND CONSERVATORY WITH A SOLID ROOF, CLOAKROOM AND UTILITY AREA. THE PROPERTY HAS BEEN RECONFIGURED TO PROVIDE AMPLE SLEEPING SPACE WITH THREE WELL APPOINTED DOUBLE BEDROOMS AND A NURSERY/STUDY. MASTER HAVING ENSUITE, ADDITIONAL FAMILY BATHROOM AND AMPLE STORAGE SPACE. EXTERNALLY THERE IS A LARGE DRIVEWAY, GARAGE WITH REMOTE-CONTROLLED DOOR AND LANDSCAPED REAR GARDEN WITH VIEWS. HAVING GAS CENTRAL HEATING AND EPC: C. THIS HOUSE IS A MUST SEE!

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# 22 Jubilee Close, Cam, GL11 5JQ

## SITUATION

This property is located in Jubilee Close, which is a sought after cul-de-sac in a popular residential area, backing onto Jubilee Playing fields and providing a range of country walks. Within a few minutes walk is the village centre, which has a range of services including: supermarket, church, public house, doctors and dentists surgeries. The village also has a choice of primary schools and the nearby town of Dursley offers a wider range of shopping facilities along with swimming pool, sports hall, eighteen hole golf course and Rednock Comprehensive School. Cam is well placed for access to the A38 and onward connections to the M5/M4 motorway network. The village has a 'Park and Ride' railway station with regular services to Gloucester, Bristol and Cheltenham.

## DIRECTIONS

From Dursley town centre proceed out of town in a north westerly direction on the A4135, continuing straight across at the first and second mini roundabouts, at the third mini roundabout take the second exit and proceed down the incline turning left into Manor Avenue and continue through Manor Avenue for approximately 600 metres, turning left into Jubilee Avenue and continue, taking the second turning on the left into Jubilee Close and the property will be located on the right hand side before the road bears round to the left.

## DESCRIPTION

This well presented 1615sq ft family home has been in the same ownership for many years and has been thoughtfully extended and modernised by the current owners. Previously enhanced with a rear conservatory extension, the property now benefits from a stunning additional reception area featuring double-glazed window surround, patio doors opening onto the rear garden having an insulated roof ensuring this is a versatile, all year-round living space flowing seamlessly into the open-plan lounge and the impressive and contemporary kitchen/family dining room with high-quality fitted units centred around a sociable island, creating the perfect setting for both everyday family life and entertaining. More recently, the first floor has been reconfigured to provide additional nursery/study, complemented by ample storage, a stylish modern family bathroom, and a generous master bedroom with en-suite facilities. Further benefits include a downstairs cloakroom and utility area, ensuring the property is ideally suited to the needs of a growing family. Externally, there is a garage with remote control door, large driveway providing ample off-road parking, and an enclosed landscaped rear garden.

## THE ACCOMMODATION

(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

## ON THE GROUND FLOOR

### ENTRANCE HALLWAY

Upvc glazed front door and side screen, stairs to first floor, radiator, understairs cupboard with light, useful built-in cupboard for coats and shoes and small alcove.

### CLOAKROOM

Having WC, vanity wash hand basin, radiator, and double glazed window to front.

### OPEN PLAN KITCHEN/DINING ROOM 7.24m max x 6.83m max (23'9" max x 22'4" max )

This impressive open plan space is the hub of the house and will most definitely be the envy of all! The fabulous entertaining space is the perfect layout creating a seamless flow from start to finish.

### KITCHEN AREA 6.83m x 3.65m (22'4" x 11'11")

The kitchen area offers an array of bespoke wall and base units with sink and drainer with granite worktops over, two standard sized built in wall mounted double ovens flank the wall mounted microwave, there is space for an American style fridge freezer, plumbing and space for dishwasher, and ample storage drawers and cupboards. A large social island with granite worktop provides additional undercounter storage and built in ceramic hob with extractor over, and offers excellent social space for entertaining

### DINING AREA 3.52m x 2.46m (11'6" x 8'0")

A bespoke media wall offers a focal point with inset TV space and ornamental electric fire, an opening leads through to the well placed dining area offering a comfortable and inviting family space having double glazed bay window to front. and window to the side offering natural light.

### UTILITY SPACE 2.43m x 2.12m (7'11" x 6'11")

A bank of utility units with space and plumbing for a washing machine and additional white goods leads through to the rear of the property with door to rear garden and opening to conservatory.

### CONSERVATORY 4.08m x 4.05m (13'4" x 13'3")

This versatile room offers excellent family space throughout the year having a light and airy feel from the array of double glazed windows and double glazed patio doors with views over the garden alongside a useful radiator and having a fixed insulated roof with lighting making this space used all year round. An opening leads to:

### LOUNGE 4.08m x 3.64m (13'4" x 11'11")

Cosy space with views over the rear garden, feels connected to both the kitchen and the conservatory having openings to both, with double glazed bow window to rear, modern radiator makes this a well rounded space for anytime of year.

## ON THE FIRST FLOOR

### LANDING

The landing area weaves its way through the property connecting all bedrooms and bathroom, having airing cupboard housing Ideal gas boiler, loft access, versatile built-in double cupboard for additional storage and a double glazed window to rear offers natural light throughout and with views over the rear garden.

### MASTER BEDROOM 4.85m narrowing to 1.73m x 4.79m narrowing to 2.24 (15'10" narrowing to 5'8" x 15'8" narrowing to 7'4")

This spacious room does not disappoint with two large built in wardrobes and additional built in shelving unit, radiator, two double glazed windows offer westerly views over the rear garden and beyond. An inner door leads to:

### EN SUITE

Modern suite comprising; WC, vanity wash hand basin with built in storage and shelving with attractive worktop over, the rectangular built in shower cubicle has an attractive modern feel with tiling and storage alcove and sliding screen door, a large tall heated towel radiator sits to the side and a double glazed opaque window to the front.

### BEDROOM TWO 5.75m x 2.51m (18'10" x 8'2")

This larger than average second bedroom has ample storage with a built in double wardrobe, modern radiator and newly fitted double glazed window to front with views up the cul de sac.

### BEDROOM THREE 3.07m x 2.06m (10'0" x 6'9")

Double glazed window to rear, modern radiator, and useful built-in wardrobe for storage.

### BATHROOM

Spacious with modern suite comprising; attractive built-in WC and vanity wash hand basin with storage, 'P' bath with mains shower over including rain shower head and separate hand held spray head, radiator and newly fitted opaque double glazed window to front.

### NURSERY/STUDY/BEDROOM FOUR 3.96m x 1.46m widening to 2.00m into door recess (12'11" x 4'9" widening to 6'6" into door recess)

This occasional room is perfect as a nursery or home office, having double glazed window to rear and modern radiator.

### EXTERNALLY

To the front of the property an attractive lawned area is edged by a small brick wall and tarmac driveway provides ample off road parking and leads to the SINGLE GARAGE with front electric roller door having light and power. A wrought iron side gate provides access to a pathway leading to the enclosed Westerly facing rear garden, having been lovingly landscaped by the current

owners with spacious patio area for alfresco dining and large lawned area leading to a SUMMERHOUSE and additional patio area with ornamental raised beds. A small lean to at the side provides additional external storage and the garden is edged by a boundary fence.

## AGENT NOTES

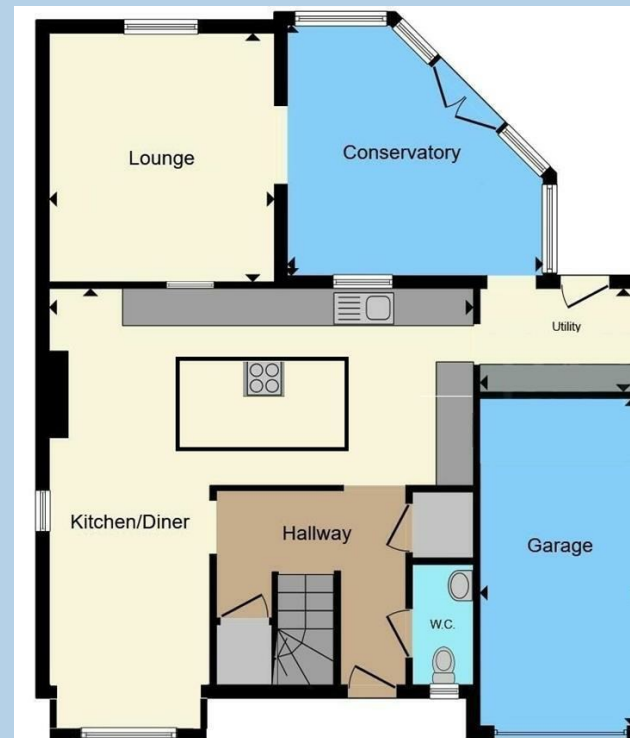
Tenure: Freehold  
Services: All mains services are understood to be connected.  
Council Tax Band: D  
Broadband: Fibre to the Premises.  
For mobile signal and wireless broadband: Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) for more information

## VIEWING

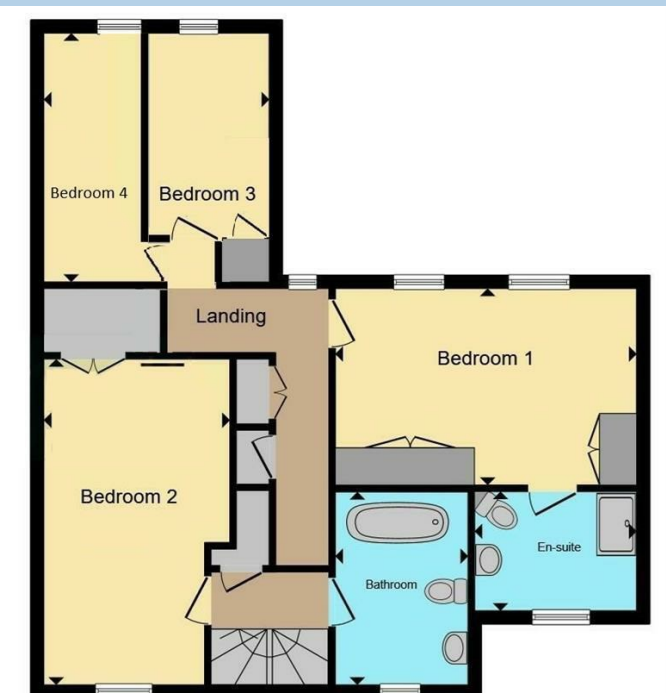
By appointment with the owner's sole agents as over.

## FINANCIAL SERVICES

We may offer prospective purchasers' financial advice in order to assist the progress of the sale. Bennett Jones Partnership introduces only to Kingsbridge Independent Mortgage Advice and if so, may be paid an introductory commission which averages £128.00.



Ground Floor



First Floor

Total floor area 165.0 m<sup>2</sup> (1,776 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

